



James Kime, Broker / Owner

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6543 Montecito Blvd, Santa Rosa, CA 95409

Multi-Tenant Dental & Professional Office Investment Opportunity

Executive Summary

Asking Price: \$1,350,000

Building Size: 2,544 SF

Lot Size: 16,553 SF (0.38 acres)

Year Built: 1965

Occupancy: 100% leased (three tenants)

Annual Rent: \$72,008

Net Operating Income (NOI): ~\$57,152

Cap Rate: ~4.2%

Zoning: R-3-18 (Legal, Non-Conforming Commercial Use Allowed)

This fully-leased dental and professional office building is ideally situated along Montecito Blvd in Santa Rosa's desirable Rincon Valley corridor. With long-term dental tenants and professional office occupancy, the property offers stable income, strong visibility, and recession-resistant tenancy. The building's condition and tenant mix position it competitively within the Sonoma County medical/dental investment market.

Property Overview

- **Type:** Multi-tenant dental & professional office
 - **Tenants:** Greentree Orthodontics, Designer Smiles (General Dentist), Los Molcajetes Bar & Grill (office use for nearby restaurant)
 - **Lease Terms:** Staggered expirations through 2028
 - **Improvements:** \$160,000+ in capital upgrades since 2018, including new stucco, roof, HVAC, and parking lot seal/stripe
 - **Utilities:** City of Santa Rosa; PG&E; sewer and water connected
 - **Parking:** On-site private lot
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Investment Highlights

- 100% leased with established dental/office tenants
 - Strong location near residential and retail corridors
 - Dental buildouts below replacement cost (\$500–\$600/SF)
 - Long-term income stability; leases with CPI/market rent escalations
 - Excellent owner-user or investment flexibility
 - Historically low vacancy rates in medical/dental sector
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Rent Roll Summary

Tenant	Suite	SF	Lease Exp.	Monthly Rent	Rent/SF	Use
Greentree Ortho	A1	678	9/7/2026	\$2002.40	\$2.95	Ortho Offc
Designer Smiles	A2	968	3/31/2028	\$2,652.25	\$2.74	General Dentist
Los Molcajetes	B	898	10/31/2026	\$1,346.00	\$1.50	Restaurant Biz Offc
TOTAL	—	2,544	—	\$6,000.65/ mo (\$72,008 annual)	—	—

Annual Property Taxes: \$8,585.52

Operating Expenses (Landlord-paid): ~\$1,238/mo

NOI: ~\$57,152/year

Comparable Sales

Address	Sale Date	Size (SF)	Sale Price	\$/SF	Notes
1100 Farmers Lane, Santa Rosa	Sept 2025	2,016	\$1,010,000	\$501	Modern dental, dual suite
233 Farmers Lane, Santa Rosa	Sept 2023	1,740	\$879,000	\$505	Single-tenant dental

Valuation Range: \$1.30M – \$1.35M (based on 4.2% cap rate & 2023–2025 comps)

Location Highlights

- Prominent Montecito Blvd frontage near Middle Rincon Rd
 - Easy access to Hwy 12, Montecito & St. Francis Shopping Centers, and local amenities
 - Strong surrounding demographics (Rincon Valley & Montecito Heights)
 - Surrounded by medical, dental, and professional users
 - 5 minutes to Montgomery Village retail corridor
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Financial Summary

Gross Scheduled Rent: \$72,008/year

Operating Expenses: \$14,856/year

Net Operating Income: \$57,152/year

Cap Rate (at \$1.35M): ~4.2%

Proposed Price per SF: \$531/SF

Comparable Range: \$475–\$525/SF

Summary

6543 Montecito Blvd represents a turn-key, income-producing dental/professional office investment with low maintenance and reliable tenancy. With below-replacement cost pricing, strong in-place income, and limited comparable supply in the Santa Rosa market, this property offers investors and owner-users alike an exceptional opportunity.

Brokerage Information

KB Construction & Real Estate

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Information contained herein has been secured from sources believed to be reliable but is not guaranteed. Any interested party should independently verify all information and property details.

Showing Instructions / Tenant Disclosure

Please Do Not Disturb Tenants

The property is fully occupied by established dental and professional tenants. Out of respect for the businesses and their patients, **unscheduled visits, walk-ins, or direct tenant contact are strictly prohibited.**

Showings are available by appointment only and must be coordinated in advance with the listing broker. Access will be provided only during non-business hours or at times mutually agreed upon with the occupants.

Prospective purchasers and brokers are requested to maintain discretion and confidentiality regarding the sale to avoid disruption to ongoing business operations.